



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Draft Conservation Commission Minutes

Thursday September 24, 2015

7:30pm @ Community Development Department

Attendance

Wayne Morris, Chairman- present

James Finn, Vice-Chair- excused

Pam Skinner- present

Lisa Ferrisi- excused

Justin Pare- present

Jason Rogers- present

Dave Curto- present

Meeting Minutes

A motion was made by Ms. Skinner to approved the minutes for September 10

Seconded by Mr. Pare

Vote 4-0-1, Mr. Rogers abstained, he was not at the September 10 meeting.

Discussion

Campbell Farm Subcommittee - Parking area

- There is an invitation for a joint workshop with Campbell Farm Subcommittee at the Cable Studio, 7pm.
- Area of Campbell Farm property, a cut out will be parking, there is a gradual slope off the road to an open field.
- Conservation Commission will get quotes on split rail fencing and combination split rail and stonewall.
- There needs to be an opening for pedestrians and an opening large enough for a tractor to get through to cut the field.
- The design should be attractive fencing, with a very large nice sign. Something similar to the stone wall at Castle Hill & Londonderry Rd. The design should keep the historic look of the farm.
- Mr. Morris does not think it will be done before winter, gravel will be placed until spring.
- Ms. Skinner asked about stay mat rather than gravel.
- Mr. Morris will contact the telephone company to lay telephone poles down now so people can't ride across the land.
- Mr. Curto will check on the availability of temporary mats to keep vehicles off the field if telephone poles are not available.

Master Plan – Status Update

- Cheryl Hoss is working on recreation and open space.
- Jason Rogers was working on natural resources, it is currently on hold.

Copps Hill Estates Pedestrian Right-of-Way - Trails Committee Update

- Mr. Morris did not receive an update from the trails committee
- Developer did provide a pedestrian ROW through the open space which was not on the plan.
- Developer made the commitment to construct the trail
- Mr. Morris commented it has been GPS'd, and is in the works for the town to put something up next week. Mr. Morris will email Brendon and walk the trail to see if it needs to be recut by October
- Mr. Curto will get a price for trail markers. The state is trying to do a statewide trail map.
- Mr. Morris will go out to see what (markers) are in existence and let Mr. Curto know prior to obtaining a quote.

Karl Dubay

- The client plans to construct the trail by October
- Mr. Dubay wants to work with the committee to mark the trail and is happy to help with placing the trail markers.

Donation of Lot 20-D-3000

- The lot was to be gifted to the town for Conservation Commission; this has not taken place.
- Conservation Commission has not heard from Mr. Ryan

Technical Review Committee (TRC) – September 22th No Cases

Planning Board – September 30th

- Case#2014-33, Pilgrim Road, (11-A-1400, 1418), Highclere Subdivision/WWPD Special Permit, A FINAL Application for an Open Space Subdivision, Standard Subdivision, and a Wetland and Watershed Special Permit has been submitted for Lots 11-A-1400 & 1418 (Pilgrim Road), located in the Rural District, Wetland and Watershed Protection District Zone, and Aquifer Protection District. The Open Space Covenant, Conservation Easement Deed and Trail Easement Deed – Review of Town Council and Planning Board comments.

Applicant, Mr. Karl Dubay, for Case #2014-33

- Town attorney Mr. Bernie Campbell is finalizing legal documents with the developer's attorney
- Mr. Dubay does not have any problems with anything contained within the packet from Attorney Campbell (addressed to Ms. Wood) dated 9/16/2015. Mr. Dubay handed out the above mentioned packet to the Committee members. Mr. Dubay commented that the compliance hearing for legal docs will be a separate hearing.
- Mr. Morris will review Attorney Campbell's packet and provide suggestions to Mr. Dubay.
- Mr. Dubay commented that it is his intention (with agreement from his client) to have all the trails properly marked before the issuance of the first C.O.

ZBA – October 13 No Cases

DES

- Benchmark engineering on behalf of Chowdry Family Trust regarding response to DES inquiry about area of shoreline to be restored. Benchmark engineering is excavating a boat house, and has added what DES required. Conservation Commission Committee received a copy of what was sent to DES by Benchmark engineering.
- Planning Board Workshop on 10/7. Mr. Morris noted the Planning Board is striking section 601.4.9 and asked why they are doing so.
- Mr. Morris received a notice for a public site walk by the Planning Board that is scheduled on 9/30 at 6pm regarding a site line and WWPD special permit. The site walk location is 139 Londonderry Road.
- Mr. Morris referenced a memo from Steve Keach regarding soil survey mapping standards and soil based lot sizing. The Planning Board has put off the decision regarding a proposed change to soil survey mapping until next year. Conservation Commission has not received any questions from the Planning Board regarding this issue.
- Vernal Pool Workshop is on the Planning Board's agenda for September 30

Motion by Ms. Skinner to adjourn

Second by Mr. Curto

Vote 5-0-0

Meeting adjourned at 8:19

Minutes submitted by Suzanne Whiteford

